



OFFICE OF THE MAYOR  
CITY OF CHICAGO

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**City Council Approves Mayor Emanuel's 'Five-Year Housing Plan'**

*\$1.4 Billion in City Support Approved for 40,000 Residential Units; with plan to guide future housing initiatives for 2019-2023*

City of Chicago residents will benefit from new affordable housing assistance programs, expanded anti-gentrification tools and enhanced homeownership opportunities under a new "Five-Year Housing Plan" introduced by Mayor Rahm Emanuel and approved today by City Council.

"This plan is more than goals and strategies. It's a vision for a more equitable city where every resident has access to a safe, affordable home that meets their family's needs," Mayor Emanuel said. "From West Englewood to the West Loop to West Ridge, we will continue to work with elected officials and communities to help residents stay in their homes while expanding affordable housing options."

As a \$1.4 billion framework for City housing initiatives for the years 2019 to 2023, the plan will coordinate support for approximately 40,000 residential units citywide.

The plan was developed over a seven-month planning process with the assistance of approximately 120 housing professionals, more than twice as many as the previous five-year plan. Members of the public also added insight, participating in a public hearing and submitting more than 150 ideas through an online portal. Innovations incorporated into the plan include a three-tiered approach to the housing needs of different neighborhoods, including high-, moderate- and lower-cost submarkets.

"The plan seeks to provide for a more equitable neighborhood landscape, including the support of more affordable housing in gentrifying neighborhoods, more tools to help property owners combat displacement, and more incentives for new housing construction in under-invested neighborhoods," said Department of Planning and Development (DPD) Commissioner David Reifman.

As the sixth five-year plan to be issued by the City, its core goals include:

- Invest in affordable rental housing stock across all markets

121 NORTH LASALLE STREET, ROOM 507, CHICAGO, ILLINOIS 60602

- Support housing options for Chicago’s most vulnerable residents
- Employ neighborhood-based housing investment strategies to address diverse community needs that range from markets facing gentrification to those struggling with disinvestment
- Expand affordable homeownership opportunities
- Promote housing innovation, partnership and collaboration

The 2014-2018 Five-Year Plan was administered by DPD in support of approximately 40,000 units.

The 2019-2023 plan will be implemented by a new Department of Housing to be formed on January 1, 2019, according to the mayor’s 2019 budget. The new department will administer several of the new programs identified in the plan, including the Building Affordable Neighborhood Homes program to help residents buy affordable homes on vacant City lots; targeted Affordable Requirement Ordinance strategies for neighborhoods experiencing gentrification pressures; and a new transit-oriented development policy for high ridership bus lines, among other initiatives. The new department will continue to work with DPD and other agencies to achieve community-based planning goals.

“All these initiatives will require a strong collaboration between developers, community partners and City agencies, including the new Housing Department, to address housing challenges and opportunities at the neighborhood level,” Reifman said.

# # #

### **Plan Approved to Sell Another 142 Vacant Properties Through \$1 Lot Program**

One hundred and forty-two City-owned lots across the West and South sides will sold for \$1 each to local property owners under a plan approved by City Council today.

“The dollar lots program is transforming vacant lots into community assets for neighborhoods across the City,” Mayor Emanuel said. “Empowering residents to invest and develop in their own communities strengthens neighborhoods and makes them better places to live, work and raise a family.”

The lots were advertised in early 2018 through the Department of Planning and Development’s Large Lots program, which makes vacant, City-owned lots available to qualifying property owners for \$1.

Typically sized at about 3,125 square feet, the properties will be sold “as-is” via quit claim deeds to applicants who successfully applied to the program. Most lots are being planned as green space, gardens or related uses.

Nearly 1,250 lots have been sold through the Large Lots program to date. Applicants were required to own property on the same block, be current on their property taxes and have no outstanding debt to the city, among other requirements. Up to two lots were available per application.

A new, six-week application round is projected to start later this month. Visit [LargeLots.org](http://LargeLots.org) for more information.

# # #

### **City Council Approves Plan to Terminate Five TIF Districts**

City Council approved a plan today to terminate two South Side and three North Side Tax Increment Financing (TIF) districts. The terminations will dissolve the districts prior to the end of their statutory designation periods.

The Read Dunning TIF district in the Dunning community will be terminated nine years before its planned expiration date, having successfully achieved its goal of supporting the mixed-use redevelopment of the former Chicago-Read Mental Health Center. Established in 1991, the 225-acre district has an unallocated balance of approximately \$5,000. Upon its termination, all unallocated increment will be distributed to the various taxing jurisdictions that receive tax revenues from district properties. The City of Chicago's share is estimated at \$1,100.

The Ravenswood Corridor TIF in portions of Lake View, North Center, Uptown and Lincoln Square will be terminated 11 years before its planned expiration date due to inactivity. The 78-acre district was established in 2005 to help facilitate the rehab and development of high-tech and light industrial employers. Upon its termination, an unallocated balance of approximately \$1.4 million will be proportionally redistributed to the various taxing bodies that receive tax revenues from district properties. The City of Chicago's share is projected at \$322,000.

The Calumet/Cermak TIF district on the Near South Side will be terminated three years before its planned expiration date, having successfully achieved its goal of supporting the mixed-use redevelopment of the former R.R. Donnelley & Sons printing complex and adjacent land. Established in 1998, the 11-acre district has an unallocated balance of approximately \$13.5 million. Upon its termination, all unallocated increment will be proportionally redistributed to the various taxing bodies that receive tax revenues from district properties. The City of Chicago's share is projected at \$3.1 million.

The Weed/Fremont TIF on the Near North Side will be terminated 14 years before its planned expiration date due to lack of redevelopment activity. The 2.6-acre district was designated in 2008 to revitalize vacant land and a large industrial building. Upon the district's termination, an unallocated balance of approximately \$933,000 will be proportionally redistributed to the various taxing bodies that receive tax revenues from district properties. The City of Chicago's share is projected at \$215,000.

The Drexel Boulevard TIF will be terminated eight years before its planned expiration date, having successfully achieved its 2002 goal of supporting the redevelopment of vacant land in the Oakland community with new mixed-income housing. Established in 2002, the 16-acre district has an unallocated balance of approximately \$314,000. Upon its termination, all unallocated increment will be proportionally redistributed to the various taxing bodies that receive tax revenues from district properties. The City's share is projected at \$72,000.

None of the districts have pending projects or obligations. The terminations will take effect on Dec.

31, 2018.

# # #

### **Financing Approved to Enhance Two North Side Open Spaces**

LaSalle Language Academy in Lincoln Park and West Ridge Nature Center in Lincoln Square will receive Open Space Impact Fee (OSIF) funding for proposed improvement projects under a plan approved by City Council today.

Chicago Public School's LaSalle Language Academy, at 1734 N. Orleans St., will receive \$750,000 in OSIF for the replacement of an asphalt schoolyard with a new a multi-use artificial turf field and playground for use by community residents and students. The balance of the \$1.5 million project will be paid for by Chicago Public Schools.

The Chicago Park District's West Ridge Nature Preserve, at 5801 N. Western Ave., will receive approximately \$88,000 in OSIF for the installation of children's play area to provide outdoor space for hands-on nature experiences. The improvements will include a hill, climbing logs, wooden benches, boulders, musical wind chimes, and other amenities.

Open Space Impact Fees are generated by new residential develop projects to improve and expand public open spaces within the City's 77 community areas.

# # #

### **Property Tax Incentive Will Support Rehab of Former Church Building**

A \$4.8 million conversion of the former Church of the Epiphany into a performance and events venue with art gallery and studios will be supported by a Class L property tax incentive.

201 S. Ashland LLC would use the incentive to rehabilitate the property at the southeast corner of Ashland Avenue and Adams Street into the Epiphany Center for the Arts. Work will include masonry and stained-glass window repairs and upgrades to the sanctuary and parish house.

The Class L incentive, which encourages the preservation and rehabilitation of landmark structures, will reduce property taxes on the building by \$3.9 million over the next 12 years.

Located in the Jackson Boulevard Landmark District, the building originally opened in 1885.

# # #

### **Land Sale Will Support New Retail Complex in Bridgeport**

A \$2.8 million retail complex will be developed on the southwest corner of 31st and Halsted streets in Bridgeport through a City-owned land sale approved today by City Council.

The two-building, 4,500-square-foot project by Glazier Project LLC will replace a vacant, 0.4-acre lot owned by the City. One of the buildings will house a 2,300-square-foot Starbucks drive-through cafe. A tenant for the other building is yet to be determined.

Valued at \$790,000, the property will be sold for \$625,000, with \$278,000 from the sale proceeds placed in escrow to construct an underground storm water management system.

The project will create up to 50 temporary construction and up to 27 permanent jobs.

# # #

### **Land Sale Will Support West Side Art Gallery Expansion**

An East Garfield Park art gallery will expand through a City-owned land sale approved today by City Council.

345 Art Gallery at 345 N. Kedzie Ave. will use the vacant, 0.14-acre City property to build a 600-square-foot addition onto its current building and create an outdoor sculpture garden. Valued at \$49,000, the land will be sold for \$1.

The \$183,000 project, which will include a new concrete foundation, fencing, and landscaping, will showcase the work of local artists and provide the community with expanded facilities for private events.

The work is in part being funded by a \$40,000 Neighborhood Opportunity Fund grant from the City, announced earlier this year.

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